

04/10/20

Attachment # 1A
Page 1 of 4

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 8/0 day of August, 2004, by CHARLES DDMATHE, whose mailing address is 965 SORA ROAD hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-

described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

CHARLES DONAHUE
(Name typewritten)

Charles Donahue
(Signature)

WITNESSES:

[Signature]
(Sign)
[Print Name]
(Print Name)

[Signature]
(Sign)
Brenda Blackburn
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 10th day of August 2004
by Charles Donahue, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

[Signature]
(Signature of Notary)

Brenda Blackburn
(Print, Type or Stamp Name of Notary)

Notary Public
(Title or Rank)



Brenda Blackburn
MY COMMISSION # DD075721 EXPIRES
January 6, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

(Serial Number, If Any)

EXHIBIT "A"

NOTE: SEE SHEET 2
FOR LINE & CURVE
TABLES AND
SEE SHEET 2,
FOR LEGAL DESCRIPTIONS



CONSERVATION
EASEMENT# 1
2.81 AC.±(S)

CONSERVATION
EASEMENT# 2
0.40 AC.±(S)

P.O.B.
EASEMENT# 2
CONSERVATION
EASEMENT# 3
0.91 AC.±(S)

P.O.B.
EASEMENT# 1

FEATURES LEGEND

-  CONSERVATION EASEMENT AREAS
-  CONSERVATION AREA (GOPHER TORTOISE HABITAT)

NOTES:

1. Lots to utilize wells & septic tanks. Electrical services provided by Talquin Electric.
2. Any further subdivision of the lot or lots shown on this survey shall be subject to the platting requirements as specified in Section 10-1428, additional site and development plans may be required.
3. THE FLOODPLAIN DEPICTED HEREON IS FOR THE PURPOSES OF THIS LIMITED PARTITION SUBDIVISION ONLY. FLOOD LETTERS PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER ARE STILL REQUIRED TO BE SUBMITTED WITH ALL SINGLE FAMILY BUILDING PERMITS.

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.

REVISED AS PER
LEON COUNTY
COMMENTS ON
8/30/04 BY RML

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LEGEND: (GENERAL)
FCM - FOUND CONCRETE MONUMENT (4" X 4")
FIR - FOUND IRON ROD
FIP - FOUND IRON PIPE
FNU/C - FOUND NAIL & CAP #183500
SCM - SET CONCRETE MONUMENT #4018
SIR - SET 5/8" IRON ROD WITH CAP #183500
PRM - PERMANENT REFERENCE MONUMENT
(D) - PLAT DISTANCE AND/OR BEARING
(C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)
N - NORTH E - EAST
S - SOUTH W - WEST
D - DEGREES ' - MINUTES
S - SECONDS R - RADIUS OR RANGE
Δ - DELTA (CENTRAL ANGLE)
L - CURVE LENGTH
CL - CHORD LENGTH (CURVE)
CB - CHORD BEARING (CURVE)
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
RW - RIGHT OF WAY

LEGEND: (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE
WITH THE UNITED STATES STANDARD
= FEET.

NOTE: UNLESS OTHERWISE NOTED
ALL DISTANCES SHOWN ARE
FIELD MEASURED OR COMPUTED
FROM FIELD DATA.

SYMBOL LEGEND

- = PERMANENT CONSERVATION EASEMENT MARKERS (NOT SET BY THIS SURVEYOR).

LAND SURVEYING
License LB #5509
CIVIL ENGINEERING
License EB #5509



GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway
Tallahassee, Florida 32311

Phone: (850)-877-0541
Fax: (850)-877-0041
E-mail: garyallen05@comcast.net

DESCRIPTION: **SKETCH OF CONSERVATION EASEMENTS# 1, 2 & 3
FOR THE REFUGE HOUSE - DONAHUE LIMITED**

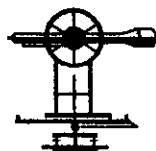
SECTION: **14**
TOWNSHIP: **2-SOUTH**
RANGE: **1-WEST**
COUNTY: **LEON**
RECORDED IN
BOOK: **02-1421**
PAGE: **02-1421P.DWG**
JOB No. **02-1421**
DATE: **3/19/04**
FIELD BOOK
NUMBER: **SEE**
PAGE: **FILE**
SCALE: **1"=200'**
DRAWING FILE NAME:
02-1421P.DWG
RECEIVED:

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen
GARY G. ALLEN, P.S.M.
Professional Surveyor & Mapper
Florida Registration No. 4016

Date: **9-03-04**

FOUNDATION ADDED: BY:
FINAL ADDITIONS: BY:
REVISIONS: BY:
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
SHEET **1** **22**



GARY GEE ALLEN
REGISTERED LAND SURVEYOR, INC.
LAND SURVEYING - CIVIL ENGINEERING

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA 32311

GARY ALLEN, P.L.S., President
B.J. ALLEN, V.P.
MARK T. HENDERSON, P.L.S., V.P.
R. MICHAEL LATIMER, P.E., V.P.
ROBERT DILWORTH, P.L.S.

PHONE: (904) 877-0541
FAX NO.: (904) 877-0041
E-MAIL: G. ALLEN@SUPERNET.NET

EXHIBIT "A" Sheet 2 of 2

Legal Description Conservation Easement# 1

A Conservation Easement being a part of property as described in Official Records Book 1015, Page 1018 1021 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of Section 14, Township 2 South, Range 1 West, and then run South 89 degrees 37 minutes 15 seconds East 1917.37 feet along the South boundary of the Northeast Quarter of said Section 14, thence run North 00 degrees 22 minutes 45 seconds East 353.90 feet to the right of way boundary line for a proposed 60 foot right of way then run North 60 degrees East along said Southerly right of way boundary line 274.12 feet to a point of curve to the right having a radius of 890.66 feet, thence Northeasterly along said curve 192.73 feet, through a central angle of 12 degrees 23 minutes 53 seconds, to a point of tangency, then North 72 degrees 23 minutes 53 seconds East 150.14 feet to a point of curve to the left, having a radius of 430.84 feet, then Northeasterly along said curve 148.01 feet, through an angle of 19 degrees 41 minutes 01 seconds to a point, thence leaving said Southerly right of way boundary and run South 49 degrees 56 minutes 47 seconds East 108.74 feet to the **POINT OF BEGINNING**.

From said **POINT OF BEGINNING** run North 06 degrees 39 minutes 22 seconds West 66.26 feet, thence North 42 degrees 08 minutes 36 seconds East 45.54 feet, thence North 78 degrees 53 minutes 46 seconds East 51.52 feet, thence North 13 degrees 38 minutes 29 seconds East 51.18 feet, thence North 55 degrees 29 minutes 41 seconds East 40.63 feet, thence South 72 degrees 23 minutes 22 seconds East 47.91 feet, thence South 19 degrees 49 minutes 18 seconds East 56.37 feet, thence South 38 degrees 15 minutes 26 seconds West 61.17 feet, thence South 08 degrees 36 minutes 30 seconds East 40.59 feet, thence South 03 degrees 13 minutes 46 seconds West 47.48 feet, thence South 55 degrees 34 minutes 30 seconds East 84.00 feet, thence South 08 degrees 12 minutes 20 seconds East 95.61 feet, thence North 89 degrees 55 minutes 37 seconds West 38.46 feet, thence North 49 degrees 56 minutes 47 seconds West 253.14 feet to the **POINT OF BEGINNING**; containing 0.91 acres, more or less.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

This surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Gary G. Allen 9-03-04
Gary G. Allen, P.S.M. date:
Professional Surveyor & Mapper
Florida Certification No. 4016

date: September 2, 2004
file: 02-1421

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S49°56'47"E	108.74	L21	N32°17'10"E	56.19
L2	N06°39'22"W	66.26	L22	N63°30'54"E	104.73
L3	N42°08'36"E	45.54	L23	S52°44'01"E	48.55
L4	N70°53'46"E	51.52	L24	S03°35'30"W	86.46
L5	N13°38'29"E	51.18	L25	S90°00'00"E	344.26
L6	N55°29'41"E	40.63	L26	N24°15'43"W	123.67
L7	S72°23'22"E	47.91	L27	N34°37'14"W	103.90
L8	S19°49'18"E	56.37	L28	N37°14'32"W	124.56
L9	S38°15'28"W	61.17	L29	N31°15'25"W	69.02
L10	S08°36'30"E	40.59	L30	N88°48'16"W	209.26
L11	S03°13'46"W	47.48	L31	N28°56'36"W	70.59
L12	S55°34'30"E	84.00	L32	S29°32'03"W	107.27
L13	S08°12'20"E	95.61	L33	S61°49'35"W	91.50
L14	N80°55'37"W	38.46	L34	N84°59'19"W	78.81
L15	N49°56'47"W	253.14	L35	N23°13'47"W	73.99
L16	N10°21'58"W	315.99	L36	N27°35'33"E	83.36
L17	S78°38'02"W	55.31	L37	N17°07'23"E	53.44
L18	S59°40'37"W	66.53	L38	N85°29'47"E	361.50
L19	S87°50'22"W	80.21	L39	S24°03'39"E	598.36
L20	N18°27'58"W	61.25	L40	N90°00'00"W	50.08
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	27°35'08"	214.29	103.17	N71°40'59"E	102.18